| Grantor | Grantee | Date Signed | Date & Time Recorded | Volume/Page | Conveyance Fee | Type Instrument |
| --- | --- | --- | --- | --- | --- | --- |
| WAGNER RENTALS, LLC, AN OHIO LIMITED LIABILITY COMPANY | ACT INVESTMENTS LLC, an Ohio Limited Liability Company | 11/17/2020 | 11/20/2020 at 1:40pm | 202000026495 | $3,877.60 | GENERAL WARRANTY DEED |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning , containing 80 and eleven one-hundredth acres.EXCEPTING THEREFROM the following ~~two~~ three tracts:Tract One: 2.62 acresTract Two: 10.011 acresTract Three: 5.145 acresLeaving in said parcel herein to be conveyed ~~67.48~~ 62.33 acres.**APN: 049-02634-00****Parcel Two:**Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30.Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46’37” East a distance of 42.46 feet from a 5/8 in rebar set…., containing 10.011 acres.**EXCEPTING THE FOLLOWING: 3.099 acres****Leaving a total of 6.91 acres****APN: 049-02634-20** **Known as 835 Baltimore-Somerset Rd NE**PRIOR DEED REFERENCE: OR BK 1434, Pages 2871-2873**Both parcels have take areas** |
| PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE | WAGNER RENTALS, LLC, AN OHIO LIMITED LIABILITY COMPANY | 06/28/2006 | 07/05/2006 @ 3:23pm | OR BK 1434PGS 2871-2873 | EXEMPT | LIMITED WARRANTY DEED |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning , **containing 80 and eleven one-hundredth acres**.EXCEPTING THEREFROM the following two tracts:Tract One:2.62 acresTract Two:**10.011 acres**Leaving in said parcel herein to be **conveyed 67.48 acres**.APN: 049-02634-00Prior Deed Reference: OR BK 1327 PGS 0015-0016 |
| PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE | WAGNER RENTALS, LLC, AN OHIO LIMITED LIABILITY COMPANY | 06/28/2006 | 07/05/2006 @ 3:23pm | OR BK 1434PGS 2868-2870 | EXEMPT | LIMITED WARRANTY DEED |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46’37” East a distance of 42.46 feet from a 5/8 inch rebar set;thence South 00°10’46” East a distance of 632.00 feet to a point on the East line of Section 30;thence South 89°44’00” West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;thence, North 00°10’46” West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;thence, North 89°44’00” East a distance of 690.00 feet to the point of beginning, **containing 10.011 acres.**APN: 049-02634-20Prior Deed Reference: OR 1327, PGS 0017-0018 |
| SAKAS CORNER, LTD, an Ohio Limited Liability Company | PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE | 01/29/2004 | 02/03/2004 @ 2:47pm | OR BK 1327PGS 0017-0018 | $104.50 | General Warranty Deed |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:**Being part of the 80.11 acre** tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46’37” East a distance of 42.46 feet from a 5/8 inch rebar set;thence South 00°10’46” East a distance of 632.00 feet to a point on the East line of Section 30;thence South 89°44’00” West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;thence, North 00°10’46” West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;thence, North 89°44’00” East a distance of 690.00 feet to the point of beginning, **containing 10.011 acres.**APN: 049-02634-20Prior Deed Reference: OR 1126, PGS 210-211 |
| DANIEL G. SAKAS, marriedLORA LEE SAKAS, spouse of the Grantor, releases all rights of dower therein. | PAUL MICHAEL WAGNER AND ELECTA DARLENE WAGNER, HUSBAND AND WIFE | 01/29/2004 | 02/03/2004 @ 2:47pm | OR BK 1327PGS 0015-0016 | $705.00 | GENERAL WARRANTY DEED |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning , **containing 80 and eleven one-hundredth acres**.**EXCEPTING THEREFROM** the following two tracts:Tract One:**2.62 acres**Tract Two:**10.011 acres**Leaving in said parcel herein to be **conveyed 67.48 acres**.APN: 049-02634-00**Prior Deed Reference: OR BK 1120, PGS 599-600, Re-record to correct filing order** **OR BK 1118, PGS 335-336** |
| DANIEL G. SAKAS, married, and LORA L. SAKAS, his wife | SAKAS CORNER, LTD, an Ohio Limited Liability Company | 09/14/2000 | 10/04/2000 @ 2:36 pm | OR BK 1126PGS 210-211 | EXEMPT | WARRANTY DEED |
| Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 30, and being more particularly described as follows:**Being part of the 80.11 acre** tract described in a deed to George Sakas as recorded in Volume 498, Page 873 and being more fully described as follows:Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster-Newark Road (State Route 37), and the Northeast corner of Section 30, said point being North 44°46’37” East a distance of 42.46 feet from a 5/8 inch rebar set;thence South 00°10’46” East a distance of 632.00 feet to a point on the East line of Section 30;thence South 89°44’00” West, passing a 5/8 inch rebar set at 30.00 feet, a distance of 690.00 feet to a 5/8 inch rebar set;thence, North 00°10’46” West, passing a 5/8 inch rebar set at 602.00 feet, a distance of 632.00 feet to a point on the North line of Section 30;thence, North 89°44’00” East a distance of 690.00 feet to the point of beginning, **containing 10.011 acres.**APN: 049-02634-20**Prior Deed Reference: OR 1120, PGS 599-600** |
| ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669 | DANIEL G. SAKAS | 05/25/2000 | 08/04/2000 @11:15 am | OR BK 1120PGS 599-600 | EXEMPT | CERTIFICATE of TRANSFER |
| **RE RECORD of OR 1118, PGS 335-336 to CORRECT FILING ORDER**Transfer of the Entire interest in the following:Situated in the County of Fairfield, State of Ohio and in the Township of Walnut:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, **containing 80 and eleven one-hundredth acres**.Excepting therefrom the following tract: 2.62 acresPart of Parcel No 049-02634.00Prior Deed Reference: OR BK 1118, PGS 335-336 |
| ESTATE of GEORGE SAKAS, PROBATE CASE NO: 58669 | DANIEL G. SAKAS | 05/25/2000 | 7/13/2000 @ 2:55 pm | OR BK 1118PGS 335-336 | EXEMPT | CERTIFICATE of TRANSFER |
| Situated in the Township of Walnut, County of Fairfield, and State of Ohio:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, **containing 80 and eleven one-hundredth acres**.**Prior Deed Reference: Deed BK 498, PGS 873-875** |
| INDUSTRIAL BUILDING CORP., a Corporation | GEORGE SAKAS | 07/28/1980 | 08/01/1980 @ 3:56 pm | DEED BK 498PGS 873-875 | EXEMPT | WARRANTY DEED |
| Situated in the Township of Walnut, County of Fairfield, and State of Ohio:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, **containing 80 and eleven one-hundredth acres**.Subject to Lease to Sakas, Inc.Prior Deed Reference: Deed BK 401, PGS 496-498 |
| GEORGE SAKAS and ALEXANDRA SAKAS, his wife | INDUSTRIAL BUILDING CORP., an Ohio Corporation | 09/30/1971 | 10/15/1971@ 9:53 am | DEED BK 401PGS 496-497 | $48.00 | WARRANTY DEED |
| Situated in the County of Fairfield in the State of Ohio and in the Township of Walnut:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (30); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence South 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36 minutes East 27 chains and 80 links to the beginning, **containing 80 and eleven one-hundredth acres**.Subject to Lease to Sakas, Inc.Prior Deed Reference: Deed BK 375, PGS 101 |